



CITY OF
HAYWARD
HEART OF THE BAY

Mission Boulevard Corridor Specific Plan

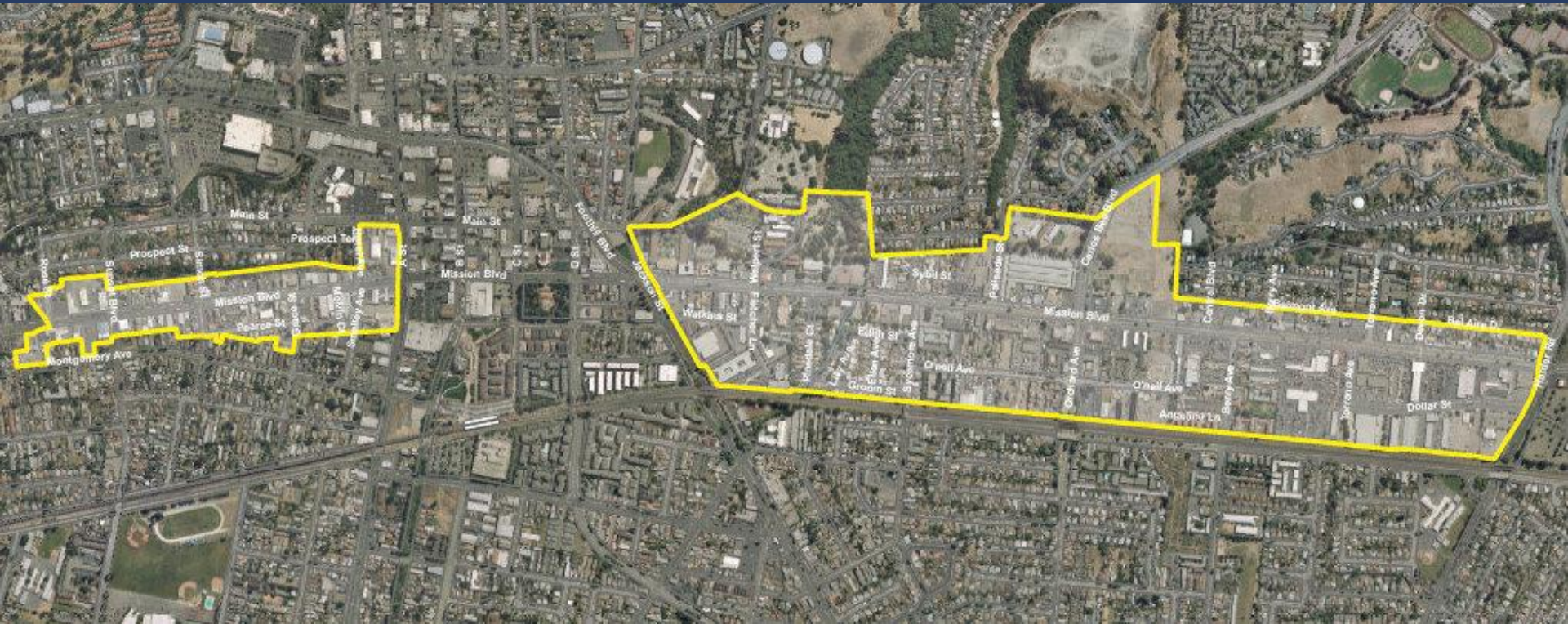
David Rizk, AICP
Director of Development Services

Development Services Department



Plan Area

Mission Blvd Corridor Specific Plan



Elements of the Form-Based Code

*Mission Blvd Corridor
Specific Plan*
















- Transect Zones
 - T3, T4-1, T4-2, T-5
- Civic Spaces Zone
- Thoroughfare Plans
- Special Requirements
 - Height Overlay Areas
 - Commercial Overlay Areas
 - Mandatory Shopfront Frontage
 - Recommended Shopfront Frontage
 - Terminated Vista



New Zoning South

Mission Blvd Corridor Specific Plan



Mission Blvd Specific Plan Area	Sample Walking Distances	Form-Based Code Designations	Overlays
 Parcels	 10-Minute (1/2 Mile) Radius	 T3 Sub-Urban Zone, 4.3 min to 17.5 units max/net acre	 Commercial Overlay
 Terminated Vista	 5-Minute (1/4 Mile) Radius	 T4-1 Urban General Zone, 17.5 min to 35 units max/net acre	 Height Overlay
 Hayward BART Station	 Walking Distance Sample Point	 T4-2 Urban General Zone, 17.5 min to 35 units max/net acre	 Mandatory Shopfront Overlay
		 T5 Urban Center Zone, 35 min to 55 units max/net acre	 Recommended Shopfront Overlay
		 CS Civic Space Zone	



New Zoning North

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Mission Blvd Specific Plan Area	Sample Walking Distances	Form-Based Code Designations		Overlays
Mission Blvd Specific Plan Area	10-Minute (1/2 Mile) Radius	T3	Sub-Urban Zone, 4.3 min to 17.5 units max/net acre	Commercial Overlay
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Terminated Vista	Hayward BART Station	T4-2	Urban General Zone, 17.5 min to 35 units max/net acre	Mandatory Shopfront Overlay
	Walking Distance Sample Point	T5	Urban Center Zone, 35 min to 55 units max/net acre	Recommended Shopfront Overlay
		CS	Civic Space Zone	

New Thoroughfare Plan

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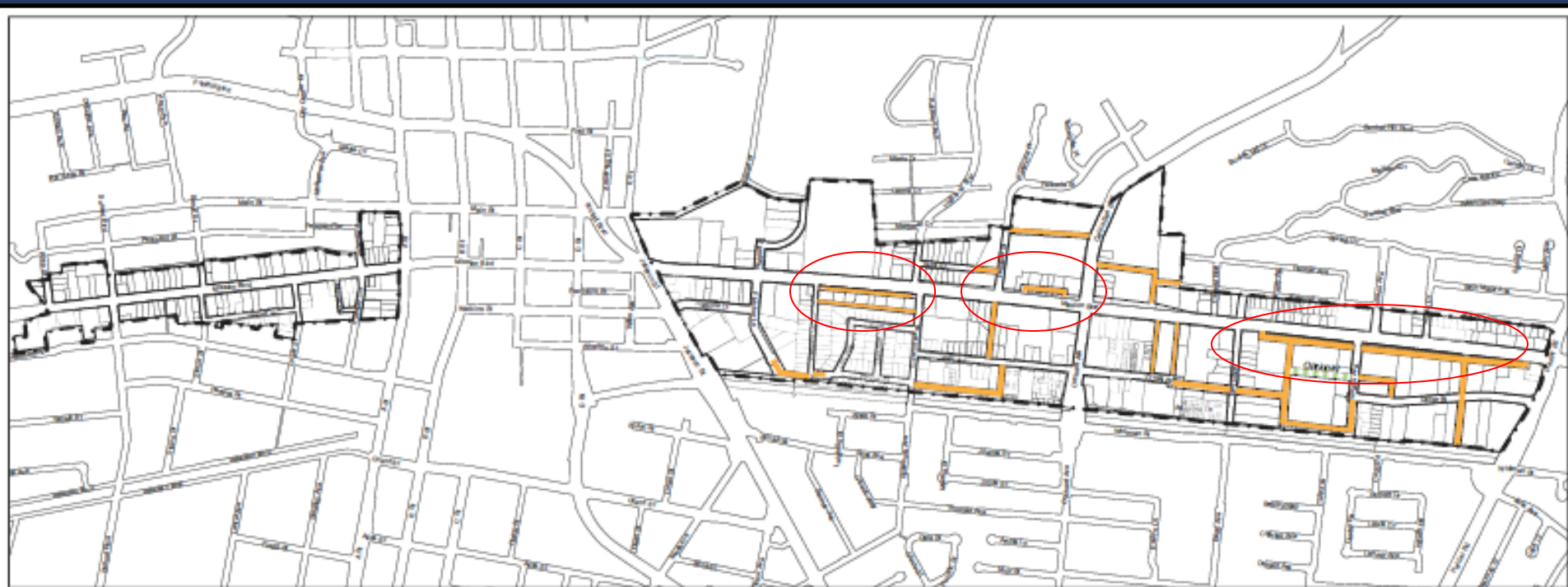
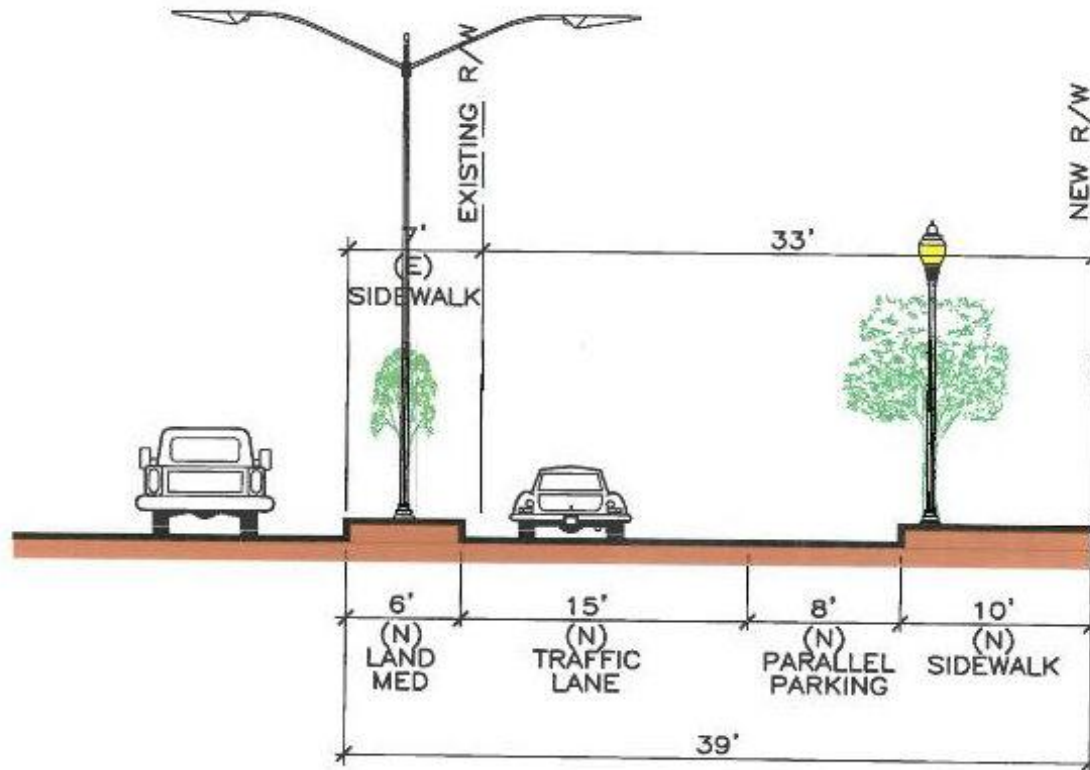


Figure 4-3: New Thoroughfare Plan

- Project Area
- Existing Thoroughfares
- New Thoroughfares
- Optional New Thoroughfares required with new development unless deemed infeasible to accommodate a large single use building.
- Parcels

Street Cross Sections

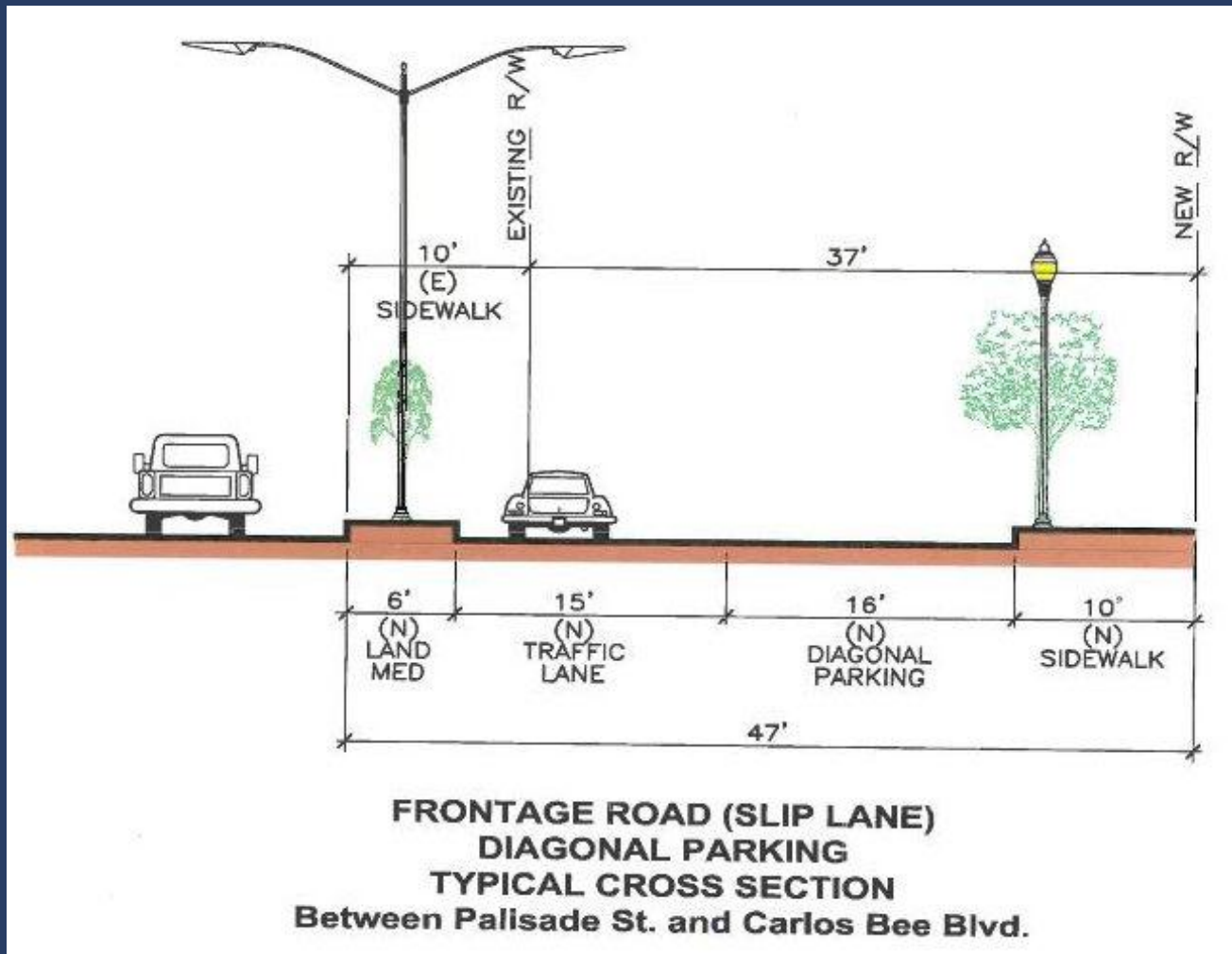
Mission Blvd Corridor Specific Plan



**FRONTAGE ROAD (SLIP LANE)
PARALLEL PARKING
TYPICAL CROSS SECTION
Between Pinedale St. and Sycamore Ave.**

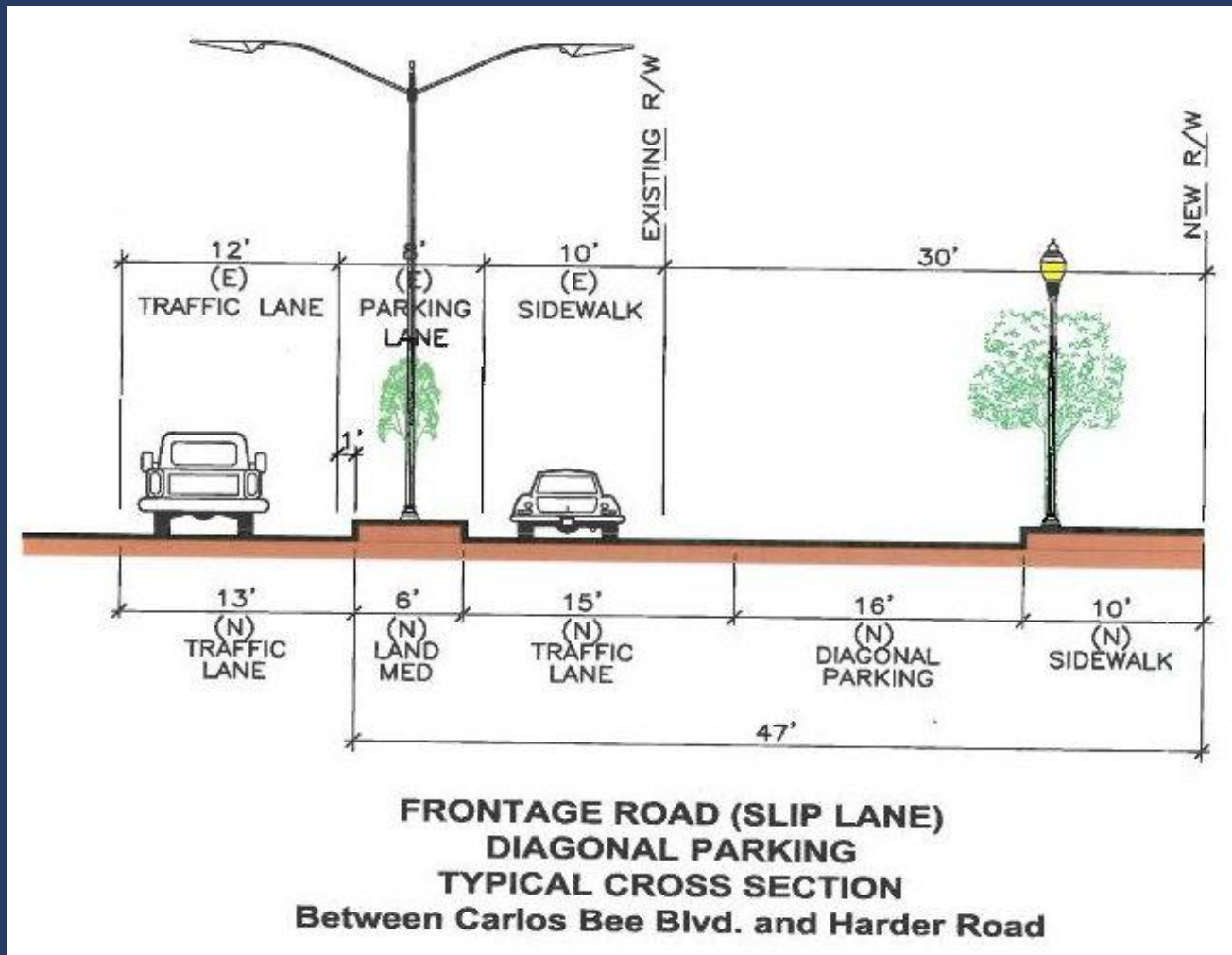
Street Cross Sections

Mission Blvd Corridor Specific Plan



Street Cross Sections

Mission Blvd Corridor Specific Plan



Incentives for Dedication New Thoroughfares or Land for Civic Space Zone

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Residential Development:

- One additional story in height.
- Four additional units per one acre of dedicated land or one hundred feet of new thoroughfare.
- Priority processing of applications.

Non-Residential Development:

- Waiver of planning application fees.
- Priority processing of applications.



Functions or Uses

Chapter 4 - Form-Based Code

SEC.10-25.300 Standards and Tables

TABLE 9: Allowed Functions. This table allocates Functions and permit requirements to Zones within the Code area. See Definitions for descriptions of functions/uses and for special requirements.

a. RESIDENTIAL					
	T3	T4-1	T4-2	T5	CS
Multiple Family	CU	P ₁	P ₁	P	-
Second Dwelling Unit	P	P ₁	P ₁	P	-
Single Family	P	-	-	-	-
Live/Work	-	P ₁	P ₁	-	-
Emergency Homeless Shelter	-	P ₁	P ₁	-	-
Single Room Occupancy (SRO)	-	-	-	CU	-
b. LODGING					
Bed & Breakfast	CU	AU	AU	AU	-
Hotel	-	AU	AU	AU	-
c. OFFICE					
Office	CU	P	P	P	-
d. RETAIL					
Alcohol Sales	-	CU	CU	CU	-
Artisan/Craft Production	-	P	P	P	-
Appliance Repair Shop	-	P	P	P	-
Check Cashing & Loans	-	-	-	-	-
Dance/Nightclub	-	-	-	-	-
Equipment Rentals	-	AU	AU	AU	-
Home Occupation	P	P	P	P	-
Indoor Recreation	-	AU	AU	AU	CU
Kennel	-	AU	AU	AU	-
Liquor Store	-	-	-	-	-
Massage Establishment ¹	-	-	-	-	-
Media Production	-	AU	AU	P	-
Pawn Shop	-	-	-	-	-
Personal Services	CU	P	P	P	-
Printing and Publishing	-	AU	AU	P	-
Recycling Collection Area	-	AU	AU	AU	-
Restaurant	-	P	P	P	-
Retail Sales	-	P	P	P	CU
Tattoo Parlor	-	-	-	-	-
Tobacco Specialty Store	-	-	-	-	-
Small Motion Picture Theater	-	P	P	P	CU
Large Motion Picture Theater ²	-	CU	CU	CU	CU
Live Performance Theater	-	P	P	P	CU
e. CIVIC					
Assembly	CU	AU	AU	AU	CU
Conference Center	-	-	AU	AU	CU
Cultural Facilities	CU	AU	AU	AU	CU
Park & Recreation	P	P	P	P	P
Parking Facility	-	AU	AU	AU	CU
Public Agency Facilities	CU	P	P	P	P
Wind Energy	P	P	P	P	P
f. OTHER: AGRICULTURE					
Vegetable Garden	P	P	P	-	P
Urban Farm	P	P	P	P	P
Community Garden	P	P	P	P	P
Green Roof	P	P	P	P	P
Vertical Farm	-	-	-	P	P
g. OTHER: AUTOMOTIVE					
Automobile Repair (Minor)	-	AU	AU	AU	-
Automobile Repair (Major)	-	CU	CU	CU	-
Drive-Through Facility	-	CU	CU	CU	-
Gas Station	-	CU	CU	CU	-
Taxi Company	-	AU	AU	AU	-
h. OTHER: CIVIL SUPPORT					
Fire Station	CU	P	P	P	P
Hospital	-	AU	AU	AU	AU
Medical/Dental Clinic	-	AU	AU	AU	CU
Mortuary	-	AU	AU	AU	-
Police Station	CU	P	P	P	P
i. OTHER: EDUCATION					
Day Care Center	CU	P	P	P	CU
Day Care Home	P	AU	AU	AU	-
Educational Facilities	-	AU	AU	AU	CU
Vocational School	-	AU	AU	AU	CU
j. OTHER: LIGHT INDUSTRIAL					
Research and Development	-	-	P	-	-
Wholesale	-	-	P	-	-
Manufacturing/Assembly of Clothing	-	-	P	-	-
Woodworking Shop	-	-	P	-	-
Light Manufacturing	-	-	P	-	-

- = NOT PERMITTED

AU = ADMINISTRATIVE USE PERMIT

P = BY RIGHT

CU = CONDITIONAL USE PERMIT

¹ For properties located within the Commercial Overlay zone, residential units are not permitted on the ground floor.

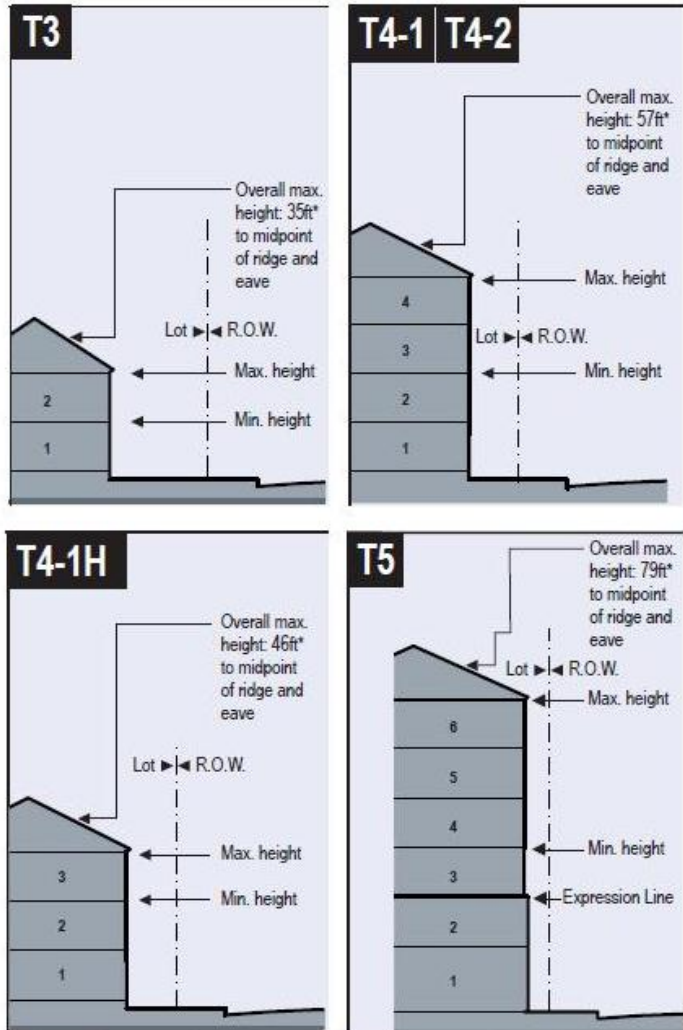
² Massage establishments are only permitted where mandated by State law.

³ An application for conditional use permit for a large motion picture theater shall be accompanied by a study acceptable to the Planning Director documenting the absence of negative impact upon the Downtown of the opening of another large motion picture theater.



Height

TABLE 7: Building Configuration. This table shows the Configurations for different building heights for each Transect Zone. Expression Lines shall occur on buildings higher than 4 stories as shown. The maximum height in number of stories is as specified in Table 11, item j.

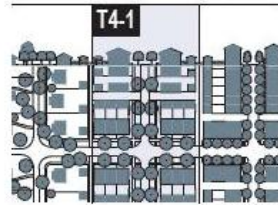


* Height shall be measured from the midpoint of the Frontage line. First floor may be 3 ft. max. above Frontage line measured from the midpoint of the Frontage line.

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T4-1 Standards

TABLE 12C: Form-Based Code Graphics for T4-1 Zone.



(see Table 1)

e. LOT OCCUPATION (see Table 11, item e)

Lot Width	18 ft min. 120 ft max.
Lot Coverage	80% max.

f. SETBACKS - PRINCIPAL BUILDING (see Table 11, item f)

(f.1) Front Setback Principal	6 ft. min. 24 ft. max.
(f.2) Front Setback Secondary	6 ft. min. 24 ft. max.
(f.3) Side Setback	0 ft. min.
(f.4) Rear Setback	3 ft. min.*
Frontage Buildout	60% min at setback

g. SETBACKS - OUTBUILDING (see Table 11, item g)

(g.1) Front Setback	20 ft. min. - bldg. setback
(g.2) Side Setback	0 ft. min.; 6 ft. min. at corner
(g.3) Rear Setback	3 ft. min.

h. BUILDING DISPOSITION (see Table 8)

Edgeyard	permitted
Sidyard	permitted
Rearyard	permitted
Courtyard	permitted

i. PRIVATE FRONTAGES (see Table 5)

Common Yard	not permitted
Porch & Fence	permitted
Terrace or Lightwell	permitted
Forecourt	permitted
Stoop	permitted
Shopfront	permitted
Gallery	permitted
Arcade	not permitted

Refer to Summary Table 11

j. BUILDING CONFIGURATION (see Table 7)

Principal Building	4 stories max, 2 min
Outbuilding	2 stories max.

PARKING PROVISIONS (see Section 10-25.245)

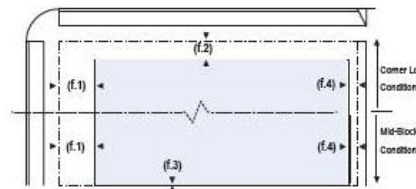
Rental DU: 1.75 max per unit
For Sale DU/Residential Condominium: 2.0 max per unit
Non-residential Function: no min - no max

(*) or 15 ft. from center line of alley; (**) "N" stands for any Stories above those shown, up to the maximum. Refer to metrics for exact minimums and maximums.

(Note 1): Letters on the Table (e. Lot Occupation, f. Setbacks, etc.) refer to the corresponding section in Summary Table 11. (Note 2): Refer to Section 10-25.275 (h) regarding a street dedication bonus for density and height. (Note 3): For bicycle parking provisions, see Table A1 Bicycle Parking Requirements

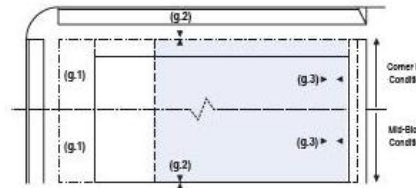
SETBACKS - PRINCIPAL BLDG

1. The Facades and Elevations of Principal Buildings shall be distanced from the Lot lines as shown.
2. Facades shall be built along the Principal Frontage to the minimum specified width in the table.



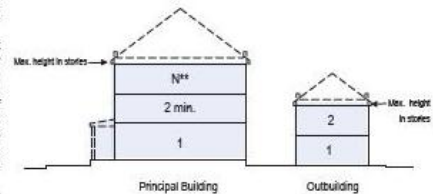
SETBACKS - OUTBUILDING

1. The Elevations of the Outbuilding shall be distanced from the Lot lines as shown.



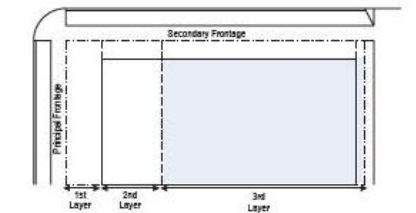
BUILDING CONFIGURATION

1. Building height shall be measured in number of Stories, excluding Attics and raised basements.
2. Stories may not exceed 14 feet in height from finished floor to finished floor, except for a first floor Commercial function which must be a minimum of 14 ft with a maximum of 25 ft.
3. Height in number of stories shall be measured to the eave or roof deck as specified on Table 7.
4. See Table 7 for overall maximum building height.



PARKING PLACEMENT

1. Covered and uncovered parking spaces may be provided within the third Layer as shown in the diagram (see Table 15, item d).
2. Trash containers shall be stored within the third Layer.



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- Synoptic Survey (Appendix A)
- Market Analysis (Appendix B)
- Fiscal Impact Analysis (Appendix C)
- Parking and Transportation Demand Management Strategies (Appendix D)



CEQA - No Significant Unavoidable Impacts

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- Three comments letters received on Draft EIR
 - Office of Planning & Research
 - Caltrans
 - AC Transit
- The Final EIR:
 - Describes non-substantive revisions to Specific Plan
 - Includes no new or different impacts or mitigations
 - Includes mitigation, monitoring & reporting program



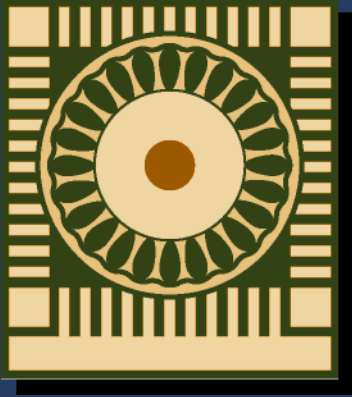
Staff Recommendation

Mission Blvd Corridor Specific Plan

Recommend that the City Council:

- Certify the Program Environmental Impact Report and MMRP;
- Approve the Specific Plan, including the Form-Based Code;
- Amend the General Plan Land Use Map (Sustainable Mixed Use (SMU) or Public/Quasi-Public (P/QP));
- Approve a Text Amendment to Appendices C and D of the General Plan;
- Approve a Zoning Map Amendment per the Form-Based Code;
- Approve a Text Amendment to the Muni Code for the Form-Based Code





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